

**SNAPSHOT of HOME Program Performance--As of 03/31/09**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): De Kalb County

State: GA

PJ's Total HOME Allocation Received: \$38,537,717

PJ's Size Grouping\*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
<b>Program Progress:</b>			PJs in State:	10			
% of Funds Committed	92.96 %	92.96 %	6	91.92 %	62		59
% of Funds Disbursed	86.62 %	82.36 %	4	82.65 %	64		60
Leveraging Ratio for Rental Activities	5.25	3.96	1	4.67	100		100
% of Completed Rental Disbursements to All Rental Commitments***	96.69 %	75.20 %	5	81.09 %	59		51
% of Completed CHDO Disbursements to All CHDO Reservations***	73.27 %	55.50 %	4	68.72 %	51		51
<b>Low-Income Benefit:</b>							
% of 0-50% AMI Renters to All Renters	70.70 %	66.60 %	6	79.93 %	18		20
% of 0-30% AMI Renters to All Renters***	21.44 %	32.42 %	9	44.94 %	9		12
<b>Lease-Up:</b>							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	91.39 %	1	94.87 %	100		100
<b>Overall Ranking:</b>			In State:	5 / 10	Nationally:	48	51
<b>HOME Cost Per Unit and Number of Completed Units:</b>							
Rental Unit	\$21,691	\$12,865		\$25,717	611	Units	44.80 %
Homebuyer Unit	\$21,521	\$16,949		\$14,669	258	Units	18.90 %
Homeowner-Rehab Unit	\$30,551	\$27,940		\$20,391	487	Units	35.70 %
TBRA Unit	\$37,768	\$1,576		\$3,201	8	Units	0.60 %

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

**Participating Jurisdiction (PJ):** De Kalb County GA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$68,584	\$113,754	\$30,551
<b>State:*</b>	\$51,055	\$66,073	\$28,893
<b>National:**</b>	\$91,120	\$73,223	\$23,149

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 2.0 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 0.9

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>					<b>HOUSEHOLD TYPE:</b>				
White:	<span style="border: 1px solid black; padding: 2px;">2.6</span>	<span style="border: 1px solid black; padding: 2px;">1.6</span>	<span style="border: 1px solid black; padding: 2px;">2.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">46.8</span>	<span style="border: 1px solid black; padding: 2px;">27.2</span>	<span style="border: 1px solid black; padding: 2px;">23.8</span>	<span style="border: 1px solid black; padding: 2px;">100.0</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">88.4</span>	<span style="border: 1px solid black; padding: 2px;">95.7</span>	<span style="border: 1px solid black; padding: 2px;">97.1</span>	<span style="border: 1px solid black; padding: 2px;">100.0</span>	Elderly:	<span style="border: 1px solid black; padding: 2px;">7.4</span>	<span style="border: 1px solid black; padding: 2px;">3.1</span>	<span style="border: 1px solid black; padding: 2px;">60.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.8</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">28.8</span>	<span style="border: 1px solid black; padding: 2px;">54.1</span>	<span style="border: 1px solid black; padding: 2px;">9.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">10.0</span>	<span style="border: 1px solid black; padding: 2px;">12.8</span>	<span style="border: 1px solid black; padding: 2px;">1.6</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Other:	<span style="border: 1px solid black; padding: 2px;">7.0</span>	<span style="border: 1px solid black; padding: 2px;">2.7</span>	<span style="border: 1px solid black; padding: 2px;">5.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.8</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">7.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
<b>ETHNICITY:</b>									
Hispanic	<span style="border: 1px solid black; padding: 2px;">1.3</span>	<span style="border: 1px solid black; padding: 2px;">0.8</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
<b>HOUSEHOLD SIZE:</b>					<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>				
1 Person:	<span style="border: 1px solid black; padding: 2px;">46.0</span>	<span style="border: 1px solid black; padding: 2px;">26.1</span>	<span style="border: 1px solid black; padding: 2px;">47.6</span>	<span style="border: 1px solid black; padding: 2px;">25.0</span>	Section 8:	<span style="border: 1px solid black; padding: 2px;">5.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span> <sup>#</sup>		
2 Persons:	<span style="border: 1px solid black; padding: 2px;">31.6</span>	<span style="border: 1px solid black; padding: 2px;">24.9</span>	<span style="border: 1px solid black; padding: 2px;">29.2</span>	<span style="border: 1px solid black; padding: 2px;">25.0</span>	HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">2.1</span>			
3 Persons:	<span style="border: 1px solid black; padding: 2px;">12.9</span>	<span style="border: 1px solid black; padding: 2px;">22.2</span>	<span style="border: 1px solid black; padding: 2px;">12.3</span>	<span style="border: 1px solid black; padding: 2px;">50.0</span>	Other:	<span style="border: 1px solid black; padding: 2px;">21.8</span>			
4 Persons:	<span style="border: 1px solid black; padding: 2px;">6.4</span>	<span style="border: 1px solid black; padding: 2px;">14.0</span>	<span style="border: 1px solid black; padding: 2px;">4.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	No Assistance:	<span style="border: 1px solid black; padding: 2px;">71.0</span>			
5 Persons:	<span style="border: 1px solid black; padding: 2px;">2.5</span>	<span style="border: 1px solid black; padding: 2px;">8.6</span>	<span style="border: 1px solid black; padding: 2px;">2.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
6 Persons:	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">2.3</span>	<span style="border: 1px solid black; padding: 2px;">3.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">1.9</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.6</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
					<b># of Section 504 Compliant Units / Completed Units Since 2001</b>			<span style="border: 1px solid black; padding: 2px;">88</span>	

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): De Kalb County

State: GA

Group Rank: 48  
(Percentile)

State Rank: 5 / 10 PJs

Overall Rank: 51  
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	<b>96.69</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	<b>73.27</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>70.7</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	<b>100</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	<b>1.79</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

